EVERGREEN VISIONING PROJECT/SMART GROWTH STRATEGY PROCESS DIAGRAM



INITIATION (Aug./Sept. 2003)

Explore balancing new development with transportation improvements and community amenities

Development of Foundational Elements

Identification of Land Use Concepts

Development of Strategy Elements & EIR

Recommendation and Consideration



Sept. - Nov. 2003 Foundational Elements:

- Guiding Principles
- Potential Community Amenities
- Highway 101 Improvements



<u>Dec. 2003 - Nov. 2004</u> Land Use Concepts:

- Four Opportunity Sites
- Land Use Concepts & Development Options
- Preliminary Traffic Impact Analysis
- Refine List of Possible Transportation Improvements and Potential Community Amenities



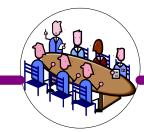
<u>Dec. 2004 - Sept. 2005</u> Strategy Elements:

- Vision Statement Based on Guiding Principles
- General Plan Changes
- · Design Guidelines
- Update Evergreen Development Policy
- Financing Plan for Transportation Improvements and Community Amenities
- · Results of Market Study
- Updated Analyses on Traffic, Schools, etc.
- Draft EIR Review/Comment



Oct. - Dec. 2005 Completion:

- Task Force
 Recommendation
- City Commission Meetings
- EIR Certification
- · Council Consideration



MEETINGS Task Force



MEETINGS

Task Force
Neighborhood Associations
Neighborhood Advisory Committees



MEETINGS

Task Force
Neighborhood Associations
Neighborhood Advisory Committees
EIR Scoping
Community Meetings



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Public Hearings